

Local Market Update – October 2019

A Research Tool Provided by Ontario Regional Technology & Information Systems Inc.



Cambridge Association of REALTORS®

Association

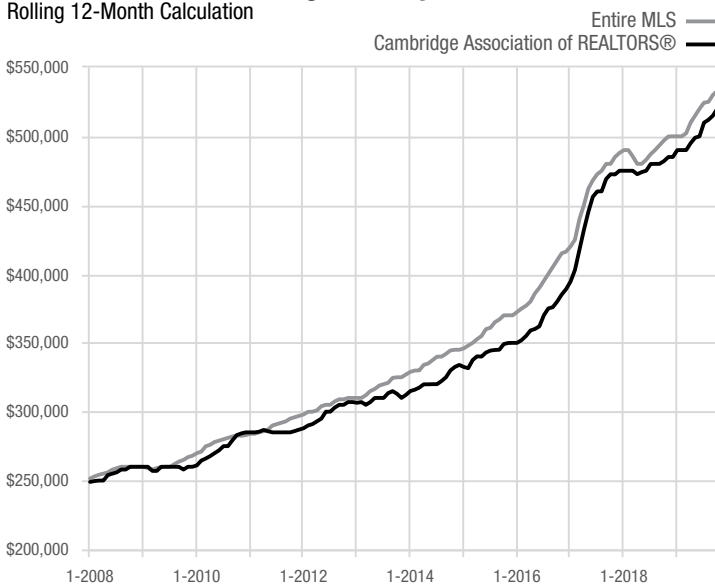
Single Family	October			Year to Date		
	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	185	192	+ 3.8%	1,897	2,046	+ 7.9%
Sales	130	139	+ 6.9%	1,207	1,315	+ 8.9%
Days on Market Until Sale	26	21	- 19.2%	25	21	- 16.0%
Median Sales Price*	\$491,750	\$555,000	+ 12.9%	\$487,300	\$525,000	+ 7.7%
Average Sales Price*	\$510,529	\$588,487	+ 15.3%	\$518,390	\$547,004	+ 5.5%
Percent of List Price Received*	99.5%	101.0%	+ 1.5%	100.3%	100.7%	+ 0.4%
Inventory of Homes for Sale	202	198	- 2.0%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

Townhouse/Condo	October			Year to Date		
	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	64	81	+ 26.6%	745	808	+ 8.5%
Sales	57	59	+ 3.5%	535	618	+ 15.5%
Days on Market Until Sale	26	26	0.0%	23	23	0.0%
Median Sales Price*	\$366,500	\$405,000	+ 10.5%	\$364,900	\$394,500	+ 8.1%
Average Sales Price*	\$361,608	\$396,705	+ 9.7%	\$362,742	\$395,655	+ 9.1%
Percent of List Price Received*	99.3%	103.0%	+ 3.7%	101.2%	101.8%	+ 0.6%
Inventory of Homes for Sale	77	68	- 11.7%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

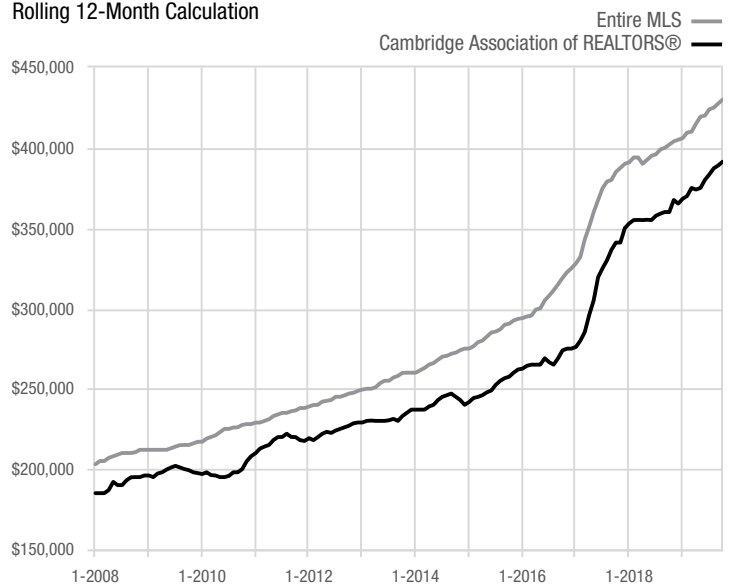
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.